



**DEPARTMENT OF COMMUNITY
&
ECONOMIC DEVELOPMENT
M E M O R A N D U M**

DATE: October 2, 2008

TO: Ray Giometti, Planning Commission Chair
Members of the Planning Commission

FROM: Erika Conkling, AICP, Senior Planner

SUBJECT: **CPA #2008-T-02 Community Planning Revisions, Addendum 1:
Changes and Clarifications Suggested by Staff and Public
Comment**

Since early September, when the Planning Commission first reviewed the proposed changes to the Comprehensive Plan to support the Community Planning Initiative, City staff, Planning Commissioners, and the public have suggested a number of changes to the draft. CPA #2008-T-02 is comprised of two major work items: streamlining the Land Use Element and redistributing policies as needed and the creation of a new Community Planning Element.

Streamlining the Land Use Element

Few additional changes are proposed to this portion of the work. Staff and members of the Planning Commission caught a few errors that needed correction, and those changes have been added to the draft. Attached below is a table that details the proposed changes to all elements of the Comprehensive Plan in relation to the CPA #2008-T-02 amendment.

Element	Section	Change
Introduction	Sub-Area Plans and Neighborhoods	Rewrite to consider Community Planning Initiative CPA #2008-T-02
Vision		Add a paragraph on Community Planning and how this fits into the City's Vision.
Capital Facilities	Plan Policies	Combine policies LU-279, LU-309, and LU-414 from Land Use Element and insert them here in anticipation of Community Planning effort.
Community	Natural Areas	Insert policy LU-169 from Land Use Element and move CD-19 from elsewhere in the Community Design

Design		element under Objective CD-A in anticipation of Community Planning effort.
	Commercial and Residential Subdivisions Infill and New	Re-title this section <i>New and Infill Development</i> . <u>Site Planning</u> : Rewrite Objective CD-D as two objectives and place the following policies from the Land Use Element: LU-303, 364, 173, 153, 277, 353, 457, 90, 349, 421, 144, 285, and 289; and from elsewhere in the Community Design Element: CD-22, 23, 24, 25. Combine objectives LU-II, KK, LL into a new objective and place Policies CD-17, LU-154, LU-152, LU-155, and LU-202 to support it. Move LU-JJJ to this subsection and include the following policies to support it: LU-304, 442, 368, 370, 362, 152, 188, 203 and CD-20. Delete duplicative policies: LU-322, 364, 171, 288, 420, 365, 208, 348, 215, 367, 439, 447, 290, 258, 282 and CD-31. <u>Gateways</u> : Move policy LU-256 under Objective CD-E. <u>Focal Points and Public Amenities</u> : Delete policies LU-206 and 207 which are duplicative of policies in this section. <u>Architecture</u> : Add Land Use policies LU-145, 172, and 189 under Objective CD-H. Add Land Use policies LU-259 and 302 under Objective CD-I. Delete duplicative policies and objectives: LU-WW, CCC, III, 178, and 179. <u>Landscaping</u> : Add Land Use policies LU-254, 455, and a proposed policy related to Business Districts under objective CD-J. Add policy LU-146 to Objective CD-K. <u>Streets, Sidewalks, and Streetscape</u> : Add policies LU-283, 251, and 354 to objective CD-L. Combine policies LU-241 and 324 and put under Objective CD-M. Delete duplicative objective LU-VV. <u>Signage</u> : Policy LU-204 is duplicative and should be deleted. <u>Parking</u> : Create this as a new subsection and create a new objective to guide the following policies and objectives under it: LU-287, 306, 209, 257, 311, 310, 456, SS, 235, 236, 237, 238, 239, 240 and CD 29 and 30. Delete duplicative policies: LU-355, 308, 358, 307, and 363.
Economic Development	General Objectives and Policies	Insert policies from Land Use Element, LU-348 to Objective ED-C and LU-266 to objective ED-D, in anticipation of Community Planning effort.
Parks, Recreation, Open Space and Trail	N/A	Insert policy LU-342 from Land Use Element under Objective P-E in anticipation of Community Planning effort. Delete policy LU-262 which is duplicative.
Land Use	Regional Growth	Insert policy LU-271 under objective LU-D.

	Policies	
	Non-conforming Use	Insert policy LU-220 under objective LU-Q.
	Public Facilities	Insert the following policies from elsewhere in the Land Use Element into this section: LU-294, 270, 295, 296.
	Resource Land	Policies LU-136 and 139 belong in this section, but are duplicative and should be deleted.
	Automall	Move Automall policies from the Commercial Heading into their own topic area. Add policies related to the Business Districts amendment CPA #2008-M-02. Policy LU-222 should be in this section, but is duplicative and should be deleted.
	Residential	Minor text changes are proposed throughout for the purposes of clarification. Policies LU-138, 148, 149, 150, 163, 174, 175, 177, 180, 164, 191, 192 are proposed to be deleted because of one or more of the following reasons: the policy is duplicative, the policy has been implemented or completed, the policy conflicts with another policy. Policies are proposed to be added for the following reasons: create designation criteria for mapping RS land use, to consolidate policies about design and site planning in the RMF designation, and to explain how to assign zoning within the RMF designation. Policy LU-185 was updated to be consistent with zoning and policy changes made several years ago.
	Centers	Minor text changes are proposed throughout for the purposes of clarification. Policies LU-233, 232, 326 and 275 and Strategies 319.1 and 319.2 are proposed for deletion because of one or more of the following reasons: the policy is duplicative, the policy has been achieved or is implemented in code. Add new objectives and policies for the following reasons: to assign zoning designations within the UCD designation, to add an objective for the Urban Center North policies, to create mapping designation criteria for the UCN designation, to create policies to assign zoning within the CV designation.
	Commercial	Minor text changes are proposed throughout for the purposes of clarification. Policies LU-344, 345 are proposed for deletion because they are implemented in code. Add new objectives and policies for the following

		reasons: assigning I-L zoning within the CC land use designation, to add a policy proposed related to Business Districts work, to indicate that COR land use is implemented by COR zoning.
	Employment Areas	Minor text changes are proposed throughout for the purposes of clarification. Add policies that explain how to assign zoning classifications in the EAI and EAV land use designations.
Transportation	Street Network	Insert policy LU-161 from Land Use Element in anticipation of Community Planning effort.
	Transit	Insert policies and objectives from the Land Use Element: LU-TT, HHH, 359, 360, 247, 242, 244, 243, 248, 361. Delete duplicative policies LU-245 and 274.
	Non-Motorized Transportation	Insert objectives and policies from the Land Use Element: LU-UU, 253, 249, and 250. Delete duplicative policies LU-245 and 274.
Community Planning	General	Add a goal, purpose section, objectives, and policies to guide community planning. Adopt an interim <i>Community Planning Areas</i> concept map.
	East Renton	Policies from the NE 4 th Business District would be relocated here as part of CPA #2008-T-02, but are proposed to be deleted in the Business Districts amendment CPA #2008-M-02.
	Sunset	Policies from the Sunset Business District would be relocated here as part of CPA #2008-T-02, but are proposed to be deleted in the Business Districts amendment CPA #2008-M-02.
	Urban Center	Policies related to the Downtown special districts have been relocated here as part of CPA #2008-T-02. Some changes have been proposed to remove references to the Downtown Core, which was a zoning overlay that was eliminated in 2008.
	Urban Center	Policies related to the North Renton neighborhood have been relocated here as part of CPA #2008-T-02.
	Urban Center	Policies from the Rainier Business District would be relocated here as part of CPA #2008-T-02, but are proposed to be deleted in the Business Districts amendment CPA #2008-M-02, and replaced with a new

		objective and policy for the Rainier Avenue Corridor.
	Urban Center	Policies related specifically to design of the Urban Center have been relocated here as a part of CPA #2008-T-02.

Community Planning Element

Although the format of the Community Planning Element is the same and the content of the Element is the same, a number of changes are proposed to the September 10th draft of this Element. These changes include:

- Adding a policy to emphasize that Community Plans will be used by the City to assist in service delivery and to prioritize capital projects (such as road improvements and park development).
- Making the document more concise by combining and removing redundant ideas and policies. This involved moving policies around, rewording them, and renumbering them from the original draft.
- Adding sub-headings to each objective.
- Proposing the adoption of a concept map, instead of a boundary map, to give an indication of generally where Community Planning areas will be located. Policies about the process of how the Council will decide Community Planning area boundaries have been proposed to be added.
- Remove the language in the purpose statement that may be interpreted as a negative emphasis on freezing existing conditions. Instead, replace it with a better explanation of the need for Community Plans to take an equal responsibility for implementing policies of the Comprehensive Plan, even if members of the community may not like them.

A new draft of the Community Planning Element is attached to this Addendum.